019.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	700,300	/	700,300
USE VALUE:	700,300	/	700,300
ASSESSED:	700,300	/	700,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		PUTNAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOYES ALBERTINA N--ETAL
Owner 2:	
Owner 3:	
Street 1:	22 PUTNAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,778 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Vinyl Exterior and 1187 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6778.000	170,000	500	529,800	700,300
Total Card	0.156	170,000	500	529,800	700,300
Total Parcel	0.156	170,000	500	529,800	700,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 589.97 | /Parcel: 589.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 14004
GIS Ref:
GIS Ref:
Insp Date: 11/10/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	170,000	500	6,778.	529,800	700,300	700,300	Year End Roll	12/18/2019
2019	101	FV	153,800	500	6,778.	685,700	840,000	840,000	Year End Roll	1/3/2019
2018	101	FV	153,800	500	6,778.	436,300	590,600	590,600	Year End Roll	12/20/2017
2017	101	FV	153,800	500	6,778.	398,900	553,200	553,200	Year End Roll	1/3/2017
2016	101	FV	153,800	500	6,778.	324,100	478,400	478,400	Year End	1/4/2016
2015	101	FV	153,000	500	6,778.	324,100	477,600	477,600	Year End Roll	12/11/2014
2014	101	FV	153,000	500	6,778.	295,500	449,000	449,000	Year End Roll	12/16/2013
2013	101	FV	153,000	500	6,778.	281,100	434,600	434,600		12/13/2012

!1648!

PRINT

Date	Time
12/10/20	17:13:20

LAST REV

Date	Time
03/29/19	09:09:51
mmcmakin	
1648	

USER DEFINED

Prior Id # 1:	14004
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	917-112		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2018	1166	New Wind	6,263	C				
10/14/1992	509	Manual	1,200					CHIMNEY LINER

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	MEAS&NOTICE	BS	Barbara S
1/31/2009	Meas/Inspect	345	PATRIOT
10/30/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6778		Sq. Ft.	Site		0	85.	0.92	2									529,838						529,800	

Total AC/HA: 0.15560 | Total SF/SM: 6778 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 529,838 | Spl Credit | Total: 529,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99180162
Adj $ / SQ:	127.199
Other Features:	62917
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	246374
Depreciation:	76376
Depreciated Total:	169998

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

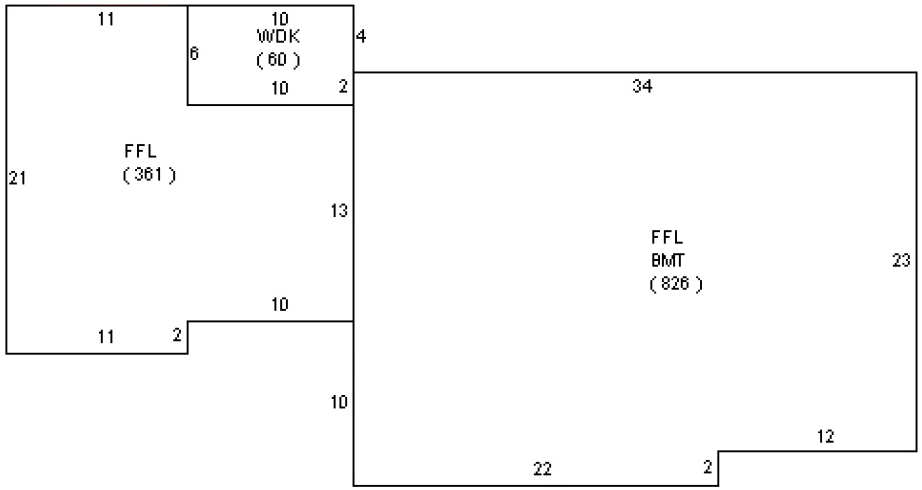
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.20
Special Features:	0	Val/Su Net:	82.01
Final Total:	170000	Val/Su SzAd	143.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,187	127.200	150,985
BMT	Basement	826	38.160	31,520
WDK	Deck	60	15.870	952

Net Sketched Area:	2,073			Total:	183,457
Size Ad	1187	Gross Are	2073	FinArea	1187

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1962	0.00	T	40	101						
19	Patio	D	Y	1	10X12	A	AV	1990	5.38	T	23.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500